

**REGULAR MEETING  
LOCKHART CITY COUNCIL**

**MAY 7, 2024**

**6:30 P.M.**

**CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS**

**Council present:**

Councilmember John Castillo  
Councilmember Juan Mendoza  
Councilmember Jeffry Michelson

Mayor Lew White  
Councilmember Brad Westmoreland  
Councilmember John Lairsen  
Mayor Pro-Tem Angie Gonzales-Sanchez

**Staff present:**

Steve Lewis, City Manager  
Joseph Resendez, Assistant City Manager  
David Fowler, Planning Director

Brad Bullock, City Attorney  
Julie Bowermon, City Secretary  
Sean Kelley, Public Works Director

**Citizens/Visitors Addressing the Council:** Peter Newell and Brian Perkins of the Guadalupe-Blanco River Authority; Greg Neal of the Lockhart Chamber of Commerce; and Citizen: Frank Sanchez.

**Work Session 6:30 p.m.**

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

**DISCUSSION ONLY**

**A. PRESENTATION OF PROCLAMATION DECLARING MAY 2024 AS MOTORCYCLE AWARENESS MONTH.**

Mayor White presented the proclamation to members of the local motorcycle club.

**B. PRESENTATION BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) REGARDING CARRIZO GROUNDWATER SUPPLY PROJECT.**

Peter Newell and Brian Perkins of GBRA provided an update and there was discussion about the Carrizo Groundwater Supply project.

Topics of discussion were as follows:

- CGSP WTP and BPS Construction Status
- San Marcos Water Treatment Plant improvements
- Pipeline installation update
- CGSP Expansion Participants
- CGSP TX-130 Expansion
- WaterSECURE Initiative
  - Changes in population projections
  - WaterSECURE activities
  - WaterSECURE demand centers
  - WaterSECURE timeline

**C. DISCUSS HOTEL OCCUPANCY TAX (HOT) ALLOCATIONS AS RECOMMENDED BY THE HOT ADVISORY BOARD FOR THE 2024 FUNDING YEAR.**

Mr. Resendez stated that on May 3, 2024, the Hotel Occupancy Tax (HOT) Advisory Board met to review and discuss Hotel Tax funding applications for FYE 2024. The City of Lockhart collects a 7% Hotel Occupancy Tax from hotels, bed & breakfasts, and other lodging facilities. The revenue from the HOT fund may be used only to directly promote tourism and the hotel and convention industry. The Funding Application Form provides applicants the specific eligible uses of HOT funds under state law requirements, outlines city policy, and provides guidance on the priority uses for Hotel Tax funds. This funding cycle, the City received eight applications from six organizations. The total amount requested was \$285,000. This is an increase of \$120,000 over the amount requested in FYE 2023. Applicants were recommended to make presentations to the Board. The following five organizations made formal presentations: Caldwell County Jail Museum, Gaslight-Baker Theatre, Greater Caldwell County Hispanic Chamber of Commerce, Lockhart Chamber of Commerce, and Troubador Image + Sound. After discussion and consideration, the HOT Advisory Board submits a proposed funding allocation of \$222,500 for FYE 2024 to Council for review and final approval. The Board funding proposal presents a balanced allocation that provides funding for two new applicants, Rach & Rhodes Presents and Troubador Image + Sound, while providing continued financial support to existing events and ongoing historical restoration and preservation projects. There was discussion about the FYE 2024 Application Funding Chart providing the HOT Advisory Board's detailed funding recommendations and the previous year's allocation history, and the submitted Funding Applications for review.

Greg Neal of the Lockhart Chamber of Commerce provided an update and explanation about their request for HOT funds that included their outreach, tourism promotional efforts for the community and necessary additional employees for the Chamber.

There was discussion regarding monitoring the air B&B's in the City of Lockhart and the permitting process.

**D. DISCUSS CITY COUNCIL MINUTES OF THE JULY 18, 2023 MEETING.**

Mayor White requested corrections to the minutes. There were none.

**E. DISCUSS SELECTION OF CONNOLLY ARCHITECTS & CONSULTANTS AS THE BEST QUALIFIED ARCHITECTURAL SERVICES COMPANY TO ASSIST THE CITY WITH UPGRADES AT THE LOCKHART ANIMAL SHELTER, APPROVING A PROFESSIONAL SERVICES AGREEMENT, AND APPOINTING THE CITY MANAGER TO SIGN THE AGREEMENT.**

Mr. Kelley stated that advertisements for qualified architectural services for animal shelter upgrades were completed in compliance with requirements. Proposals were received from two companies which were ranked using qualification criteria and scored by City Engineer Will Wachel, P.E., Public Works Director Sean Kelley, and Police Chief Gary Williamson. The company submitting the best proposal was Austin, Texas based Connolly Architects & Consulting. Connolly's national practice includes more than 100 projects in 30 states. The Professional Services Agreement with Connolly Architects is for services in the amount of \$39,000. Connolly Architects & Consultants have done prior work for the Lockhart Animal Shelter. There was discussion.

**F. DISCUSS PROPOSAL TO ASSIGN A RECENTLY-ANNEXED AREA TO A CITY COUNCIL DISTRICT AND DISCUSS ORDINANCE 2024-11, ADOPTING REVISED CITY COUNCIL BOUNDARIES.**

Mr. Fowler stated that the subject property, approximately 53 acres located on the south and west frontages of FM 2001 north of SH 130, was annexed on January 18, 2024. This area has not yet been incorporated into one of the single-member City Council districts. As the area is contiguous with Council District 2, that would be the most sensible Council district in which to place the property. As the parcel is the site of an industrial planned development district, no voters are expected to reside on the property, thereby leaving the population balance of the single member Council districts unchanged. There was discussion.

**G. DISCUSS CONDUCTING A FEASIBILITY STUDY REGARDING THE IMPLEMENTATION OF A RAILROAD QUIET ZONE IN THE CITY LIMITS BY TRC, INC., APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH TRC, INC., AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT IF APPROVED**

Mr. Kelley stated that on April 16, staff presented information regarding the process of establishing railroad quiet zones, which locomotive horns are not required to routinely sound through-gate crossings, and the considerations needed to establish those zones. Staff was directed to bring back a proposal for a feasibility study that would investigate the existing condition of the six railroad crossings in town and determine necessary safety measures for the crossings that may be necessary to establish a railroad quiet zone.

The Railroad Quiet Zone Feasibility study will cover the following scope of work:

- Traffic Count Data Collection at the six railroad crossings
- Federal Railroad Administration coordination
- Produce conceptual exhibits of each crossing depicting improvements that will be presented to implement the quiet zone
- Analyze and determine the Quiet Zone Risk Index (QZRI) calculator based on newly collected data
- Develop a Opinion of Probable Construction Cost for safety improvements that would be necessary to implement a quiet zone

Upon completion of the Railroad Quiet Zone Feasibility Study, the City Engineer will present the findings to City Council. There was discussion.

**H. DISCUSS ORDINANCE 2024-12 AMENDING PORTIONS OF THE PERSONNEL POLICY SECTION 4-7, TO ADD JUNETEENTH AS HOLIDAY FOR CITY EMPLOYEES.**

Mr. Lewis stated that in 2021, Juneteenth became a federal holiday in the United States - the first to be approved since Martin Luther King Jr. Day in 1983. Juneteenth, officially Juneteenth National Independence Day, is celebrated annually on June 19 to commemorate the ending of slavery. Since the official federal holiday designation in 2021, several local and county governments have designated Juneteenth as a holiday within their organization. Of 73 Texas cities recently surveyed, 54 now observe Juneteenth as a holiday. The cities of Bastrop, Elgin, San Marcos and Kyle, as well as Caldwell County, have all designated Juneteenth as a holiday and close non-emergency business operations on June 19th each year. Over the past 3 years following the federal holiday designation, there has also been a growing interest among some City of Lockhart employees to also observe the new federal holiday. Further, during the Evergreen 2020 City of Lockhart Classification and Compensation Study, Evergreen concluded that, at that time, the number of holidays Lockhart

observed was similar to other peer cities. However, that study was completed prior to the 2021 designation of Juneteenth. Consequently, Lockhart now lags many surrounding peers that now observe Juneteenth. If approved by City Council, City Offices would be closed on June 19th each year to provide employees with the opportunity to observe the federal holiday.

RECESS: Mayor White announced that the Council would recess for a break at 7:35 p.m.

**ITEM 1. CALL TO ORDER.**

Mayor Lew White called the meeting to order at 7:55 p.m.

**ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.**

Councilmember Mendoza gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

**ITEM 3. PUBLIC COMMENT.**

Mayor White requested citizens to address the Council.

Frank Sanchez, 2012 Almond Road, Dale, Texas, expressed concern about the enforcement of handicap parking.

**ITEM 4-A. DISCUSSION AND/OR ACTION REGARDING HOTEL OCCUPANCY TAX (HOT) ALLOCATIONS AS RECOMMENDED BY THE HOT ADVISORY BOARD FOR THE 2024 FUNDING YEAR.**

Councilmember Lairsen made a motion to approve the HOT allocations, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

**ITEM 4-B. DISCUSSION AND/OR ACTION REGARDING CITY COUNCIL MINUTES OF THE JULY 18, 2023 MEETING.**

Mayor Pro-Tem Sanchez made a motion to approve the minutes. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

**ITEM 4-C. DISCUSSION AND/OR ACTION REGARDING SELECTION OF CONNOLLY ARCHITECTS & CONSULTANTS AS THE BEST QUALIFIED ARCHITECTURAL SERVICES COMPANY TO ASSIST THE CITY WITH UPGRADES AT THE LOCKHART ANIMAL SHELTER, APPROVING A PROFESSIONAL SERVICES AGREEMENT, AND APPOINTING THE CITY MANAGER TO SIGN THE AGREEMENT.**

Councilmember Lairsen made a motion to approve the selection of Connolly Architects & Consultants and agreement, as presented, to assist with upgrades at the Lockhart Animal Shelter. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

**ITEM 4-D. DISCUSSION AND CONSIDERATION OF PROPOSAL TO ASSIGN A RECENTLY-ANNEXED AREA TO A CITY COUNCIL DISTRICT AND DISCUSS ORDINANCE 2024-11, ADOPTING REVISED CITY COUNCIL BOUNDARIES.**

Councilmember Westmoreland made a motion to approve Ordinance 2024-11, as presented. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

**ITEM 4-E. DISCUSSION AND/OR ACTION TO CONSIDER CONDUCTING A FEASIBILITY STUDY REGARDING THE IMPLEMENTATION OF A RAILROAD QUIET ZONE IN THE CITY LIMITS BY TRC, INC., APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH TRC, INC., AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT IF APPROVED.**

Mayor Pro-Tem Sanchez made a motion to approve the Feasibility Study and agreement, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-1, with Councilmember Lairsen opposing.

**ITEM 4-F. DISCUSSION AND/OR ACTION REGARDING ORDINANCE 2024-12 AMENDING PORTIONS OF THE PERSONNEL POLICY SECTION 4-7, TO ADD JUNETEENTH AS HOLIDAY FOR CITY EMPLOYEES.**

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2024-12, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

**ITEM 5. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION**

- May 21st Council Meeting - presentation by Rise Broadband regarding a new fiber connectivity project in Lockhart.
- Soccer Mini-Pitch update.
- San Jacinto elevated water storage tank repainting project update.
- City participation in the development of Caldwell County's Capital Improvement Plan update.
- Downtown Revitalization Project – sealed bids to be received on May 9<sup>th</sup>.

**ITEM 6. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST**

Councilmember Westmoreland congratulated the Hispanic Chamber on a successful Cinco de Mayo event. He congratulated the 7<sup>th</sup> Grade Lockhart Boys Golf team for winning District Championship.

Councilmember Mendoza congratulated the Hispanic Chamber for the Cinco de Mayo event and to the participants of the 5K running events.

Mayor Pro-Tem Sanchez expressed condolences to the families that have lost a loved one. She congratulated the Hispanic Chamber for the successful Cinco de Mayo event and to the participants of the 5K run. She thanked Courthouse Nights for a successful event and to the Lockhart school students that received awards and scholarships.

Councilmember Lairsen congratulated the Gaslight-Baker Theatre for ongoing live plays.

Councilmember Castillo congratulated the Gaslight-Baker Theatre for their plays and the Hispanic Chamber for a successful Cinco de Mayo event. He wished all mothers a Happy Mother's Day. He appreciated attending a fair housing information session.

Mayor White congratulated the Hispanic Chamber for a successful Cinco de Mayo event. He congratulated Mill Scale for an upcoming event.

**ITEM 7. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ATTORNEY TO SEEK LEGAL ADVICE ABOUT MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH TEXAS OPEN MEETING ACT. Receive legal advice regarding possible sale of excess water rights.**

Mayor White announced that the Council would enter Executive Session at 8:15 p.m.

**ITEM 8. OPEN SESSION.**

Mayor White announced that the Council would enter Open Session at 8:45 p.m.

There was no action taken.

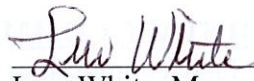
**ITEM 9. ADJOURNMENT**

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:46 p.m.

PASSED and APPROVED this the 18th day of March, 2025.



**CITY OF LOCKHART**

  
Lew White, Mayor

ATTEST:

  
Julie Bowermon  
City Secretary